

48-160-14
NO TRANSFER
TAX PAIDQUITCLAIM DEED
with Covenant

029070

I, **Wendy R. Northrup**, f/k/a **Wendy Rae Northrup Niles**, of Portland, County of Cumberland, State of Maine, for consideration paid, grant and convey to **Ruth V. Hawes** of 50 Pleasant Street, Waterville, ME 04901, with quitclaim covenant, premises in Waterville, Kennebec County, Maine, being more particularly described as follows:

A certain lot or parcel of land, located in ~~Waterville~~, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Unit #4 FIRST FLOOR LEVEL, on the left rear of the building known as Pleasantdale Condominium which unit is more fully described in Section IV of the Declaration of Pleasantdale Condominium Associates dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in Book 1979 Page 66 and an Amendment to Declaration of Condominium dated May 9, 1977, recorded in the Kennebec County Registry of Deeds in Book 1999, Page 108, and a further Amendment dated March 15, 1983, and recorded in said Registry in Book 2547, Page 222, and a further Amendment dated October 20, 1997, and recorded in said Registry in Book 5485, Page 211, and also as described in a certain Plan of Pleasantdale Condominiums dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in File No. B-77022 through 77026, and a Plan entitled "Amended Floor Boundary Plans (Units 4, 5, 8 & 9)" dated October 9, 1997 and recorded in said Registry in File No. E-97243, to which reference may be had for a more particular description; together with a one-ninth (1/9th) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9th) equal and undivided fee in a certain parcel of land situated on the westerly side of Pleasant Street in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at an iron rod at the northeast corner of land formerly of J. C. Fuller; thence westerly on the northerly line of land formerly of said Fuller and in the same line continued on the north side of land formerly of Mrs. Augusta A. Perkins, about four hundred nine and one-half (409.5) feet; to land formerly owned by George F. Gilman; thence northerly on the easterly side of said Gilman's land to land formerly of Dr. Paul R. Baird; thence easterly on said Baird's south line about three hundred eighty-three and one-fourth (383.25) feet, to Pleasant Street; thence southerly on Pleasant Street about ninety-six and three-tenths (96.3) feet to the point of beginning.

Any and all rights, easements, privileges, appurtenances, and common elements are hereby conveyed.

Meaning and intending to convey all right, title, and interest in said Unit 4 as acquired by Wendy R. Northrup by deed recorded in the Kennebec County Registry of Deeds in Book 3205, Page 226 (at the date of said previous deed, Unit 4 consisted of two levels).

48-160-4

Pleasantdale Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendments to Declaration of Condominium which are incorporated herein by reference and also the By-Laws of Pleasantdale Condominium Associates, a Maine nonstock corporation which By-Laws are recorded in the Kennebec County Registry of Deeds in Book 1979 Page 57, and an amendment to said By-Laws recorded in the Kennebec County Registry of Deeds in Book 1999 Page 113.

By delivery and acceptance of this deed, Grantor and Grantee agree that all terms of the Agreement between the parties recorded in the Kennebec County Registry of Deeds in Book 3487, Page 48 with respect to the common ownership, use and possession of former Unit 4 when Unit 4 was a two-level unit consisting of the area now occupied by both Unit 4 and Unit 9, are hereby terminated resulting in Ruth V. Hawes owning fee simple ownership of new Unit 4 and Wendy R. Northrup, her heirs, successors, and assigns, having no rights with respect to said Unit 4.

WITNESS our hands and seals this 31st day of October, 1997.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord
Witness

Wendy R. Northrup
Wendy R. Northrup
f/k/a Wendy Rae Northrup-Niles

STATE OF MAINE
County of Kennebec, ss.

Dated: October 31, 1997

Then personally appeared the above named Wendy R. Northrup and acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord
William P. Dubord, Notary Public
My commission expires: 6-26-2001



RECEIVED KENNEBEC SS.

97 NOV 10 AM 9:00

2

ATTEST: Thomas R. Moore
REGISTER OF DEEDS